

Report to District Development Control Committee

Date of meeting: 6th October 2009



**Epping Forest
District Council**

Subject: Planning Application EPF/0894/09– 4 Nine Ashes Farm Cottages, Rookery Road, Blackmore– First Floor Side Extension and Ground Floor Rear Extension

**Officer contact for further information: K Smith
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the Committee considers the recommendation of the Area Plans Sub-Committee East on 12th August 2009 to grant planning permission subject to conditions.

Report Detail

This application has been referred by the Area Plans Sub Committee East with a recommendation for approval. The report to the Sub-Committee (attached as Appendix 1) carried a recommendation from Officers to refuse planning permission and the planning merits of the case are attached.

Planning Issues

The Sub-Committee felt that the circumstances of this site justify a larger extension than that which would normally be permitted under the Council's Green Belt policies.

However, Officers consider that, whilst the ground floor rear extension is a fairly minor addition which would not materially impact upon the open character of the Green Belt, the proposed first floor extension would add considerable bulk to the property and would detract from the open character and appearance of the green belt, restricting the existing view of then open countryside from Rookery Road. A very similar scheme was refused planning permission in 1997 (EPF/0931/97). Since then, the existing ground floor side extension has been added (as permitted development) and the large two storey rear extension has also been added, with the benefit of planning permission. Accordingly, the existing dwelling is substantially larger than when the previous similar scheme for this development was proposed and refused planning permission.

Conclusion

Should the Committee grant planning permission it should be subject to conditions requiring matching external materials and the removal of permitted development rights which would have allowed further single storey extensions without the need for planning permission.